

## **MINUTES**

### ***JOINT MEETING OF THE IMPERIAL BEACH CITY COUNCIL REDEVELOPMENT AGENCY PLANNING COMMISSION PUBLIC FINANCING AUTHORITY AND DESIGN REVIEW BOARD***

**JULY 28, 2009**

**Community Room (Behind City Hall)  
825 Imperial Beach Boulevard  
Imperial Beach, CA 91932**

***WORKSHOP MEETING – 6:00 P.M.***

#### **CALL TO ORDER**

MAYOR JANNEY called the Workshop Meeting to order at 6:05 p.m.

#### **ROLL CALL BY CITY CLERK**

Councilmembers present:	McCoy, King
Councilmembers absent:	Rose
Mayor present:	Janney
Mayor Pro Tem absent:	Bragg (arrived at 6:19 p.m.)
Boardmembers present:	Bowman, Lopez, Phelps, Schaaf
Boardmembers absent:	None
Board Chair present:	Nakawatase
Staff present:	City Manager Brown; City Attorney Lough; Community Development Director Wade, City Clerk Hald, Recording Secretary Barclay

MAYOR JANNEY announced Councilmember Rose was unable to attend the meeting tonight because her mother is seriously ill.

#### **PUBLIC COMMENT**

ED KRAVITZ, of SaveIB.com, requested the City or the I.B. Eagle & Times adjust calendars in order to publicize City Council meeting agendas in the I.B. Eagle newspaper prior to City Council meetings.

#### **REPORTS**

##### **1. COMMERCIAL ZONING REVIEW – CITY COUNCIL/DESIGN REVIEW BOARD WORKSHOP #2. (0610-95)**

The following documents were submitted as Last Minute Agenda Information:

- Faxed correspondence from Ted and Mayda Winter, received July 27, 2009.
- Correspondence from Roger Benham, received July 27, 2009.
- Correspondence from Robert Miller, received July 27, 2009.

- d. Correspondence from Gerry and Barbara Farrelly, received July 28, 2009.
- e. Correspondence from Councilmember Rose, received July 28, 2009.
- f. Correspondence from Thomas and Suzanne Lindley, received July 28, 2009.
- g. Correspondence from Rich and Andrea Penny, received July 28, 2009.
- h. Correspondence from Thomas Lindley, Jr. and Michelle Lindley of Rancho Cucamonga, received July 28, 2009.
- i. Correspondence from Lisa Brown, received July 28, 2009.
- j. Correspondence from Nicole Lindley of Irvine, received July 28, 2009.
- k. Correspondence from David Webb of Germantown, MD, received July 28, 2009.
- l. Correspondence from Richard Plasman of San Marcos, received July 28, 2009.
- m. Correspondence from Jim Francis, received July 28, 2009.
- n. Correspondence from Scott Lissoy/Lissoy Family Trust, received July 28, 2009.

MAYOR JANNEY reported on the history of the item; he spoke in support of taking it slow and allowing input from the City Council, the DRB and the public as part of the process.

MICHAEL CAREY, representing Imperial Beach Concerned Citizens, supported the review of commercial zoning and expressed his support of it being a slow process; he expressed desire for staff to hold more workshops so that there is ample community participation, particularly from the affected segments of the community, and his desire to be involved with the process, and for changes to be consistent with the General Plan.

MAYOR JANNEY announced Councilmember Bragg arrived at 6:19 p.m.

BRIAN JONES expressed concern that some recommendations are inconsistent with the General Plan, specifically with regard to increased height and density, and do not enhance and maintain the current small scale and quality of life; he spoke in support of establishing a 15 ft. ceiling height for first floor active retail; he voiced his support for significant public input and for Council to concentrate on those items that encourage IB's commercial retail without sacrificing its unique small town character.

WIN HEISKALA concurred with comments made regarding a lack of process and the lack of notice to homeowners; she expressed concern regarding the proposed elimination of single family zoning west of Seacoast Dr. between IB Blvd. and Palm Ave., converting those that exist now to legal nonconforming, and having to disclose legal nonconforming use; she stated that there is adequate height and zoning in that area to allow for commercial uses that are market driven.

FRED COOK concurred with the comments made by the previous speakers; he spoke in support of a process that is similar to the process used for the Seacoast Inn; he expressed his desire for more public awareness and involvement.

RON MOODY expressed concern that the recommendations are in opposition to the General Plan and he read Goal 11 of the General Plan for the record, about limited public input, and whether the increased tax revenue from an extra floor would provide for a sustained economy that the City needs.

JEFF KIRKEENG expressed concern that the proposal is not comprehensive, does not take into account the whole community; he requested when reviewing the process, take into consideration the difficulties small businesses may face (i.e., zoning and permitting); he suggested a citywide review of zoning and parking regulations.

RANDY PUTLAND expressed concern about the proposed non-conforming use of the residential area on Seacoast Dr., a 40 ft. height limit along Seacoast Dr., and about homes being taken away from citizens (additional speaking time donated by Monica Putland).

MATT WILSON applauded efforts of Council to find new ways to generate taxes; he expressed opposition to the proposed height and density; spoke about increased use of beaches due to density of nearby cities; he spoke in support of maintaining the classic California feel.

SUSAN CASH expressed concern about using eminent domain on residential property.

MICHEL DEDINA concurred with comments made; he expressed his desire for IB to remain small and have a two-story height limit.

TERRI JOHNSON indicated opposition to the proposed zoning changes (did not wish to speak).

DAREN JOHNSON indicated opposition to the increase in height and density as it violates the General Plan and will ruin the quality of life in Imperial Beach (did not wish to speak).

BILL JOHNSON spoke about the higher heating bills he has due to his home being behind the adult school which blocks the winter sun; he expressed concern about height and setbacks.

ALBERT KNECHT, member of the Imperial Beach Chapter of the Community Commission for Better Government, expressed concern about the 40 ft. height limit and raising the parking area from the street level and increased illumination at the proposed development at 9<sup>th</sup> and Palm; and pursuing consultants without asking the community its desires; he suggested rezoning in districts or areas.

CARSON DOLLICK expressed concern that the project at 9<sup>th</sup> and Palm is too big for IB; he also expressed concern regarding his property has been down-zoned twice and concern regarding the lack of buffer and the need to widen the street.

JOHN HAUPT landlord and co-owner of Beach Club Grille, complained about a bump-out located in front of his restaurant that forces delivery trucks to double park while unloading and forces cars to cross a solid yellow line to get around the truck; he expressed desire for a more thoughtful process with a comprehensive solution.

KATHLEEN BURTON indicated opposition at this time to the zoning review and indicated that the City needs to give residents enough time to have all questions answered (did not wish to speak).

JUDY COOK indicated opposition to the zoning review and requested public workshops (did not wish to speak).

EARL HEISKALA expressed opposition to the removal of single family residences west of Seacoast Dr.; he expressed concern regarding lack of public notification; and he expressed desire for Council to give the public an opportunity for more input.

BECKY KEANE indicated opposition to height and density (did not wish to speak).

CHERYL WILSON expressed concern that the consultants are not fulfilling all aspects of their agreement, especially with regard to obtaining public input.

EVON WILSON concurred with previous comments and indicated opposition to height and density.

SUSANA JONES concurred with previous comments and indicated opposition to height and density.

JOY LAWRENCE concurred with previous comments and indicated opposition to height and density.

RHONDA MOE concurred with previous comments and indicated opposition to the rezoning plan and she proposed formation of additional working groups with Imperial Beach citizens.

BILL HETFIELD expressed concern the project as presented is not a green project; he spoke about the high rise condo project in Coronado and how it was stopped due to the potential for dividing the city; he expressed desire to hear the other concepts presented by the consultant.

SUSAN FULLER concurred with previous comments, particularly those made by Mr. Heiskala.

KATHERINE HOYT spoke of IB's nostalgia and the desire to preserve it.

TOM LINDLEY concurred with Mrs. Heiskala and Mrs. Cash; he expressed opposition to the new commercial/mixed use zoning designations.

JOHN BURTON read a letter for the record; he expressed concern about the focus on the corridor and parcels facing Seacoast Dr. or Palm Ave., and parcels on the west side of Ocean Lane; he stated he met with all the owners on the west side who believe that the residential overlay should not be removed as it would counter Council's commitment not to use eminent domain.

CARLEEN HESS stated her opposition to the project as its recommendations are inconsistent with the General Plan; she expressed concern about disregarding the specific plan process on the hotel.

SUZANNE LINDLEY concurred with previous comments.

TRAVIS BRAZIL expressed opposition to zoning changes that would radically change the landscape for IB; he expressed the need to provide sufficient economic stimulus and retain the small beach town feel; he commented that citizens have expressed opposition to zoning changes that threaten single family residents, create numerous commercial high rises, and increase traffic; he spoke in favor of a balanced Smart Growth redevelopment plan.

NOREEN SULLIVAN indicated opposition to zoning changes to height and density; with sufficient community input and transparency in the process, solutions can be found that will preserve the quality of life in the community and enable IB to achieve financial stability without destroying the attributes of the city that have been its most valuable commodity for over half a century (did not wish to speak).

CHUCK JONES indicated opposition to height limitations and lot density (did not wish to speak).

ELISABETH SHAPIRO agreed with previous comments; she spoke of the need to get community's input before preparing a plan; she expressed concern that raising the height limits may lead to more condos rather than more commercial development; she expressed the need

for a buffer zone or transition area between commercial and residential areas, and the need to enhance IB's beauty.

BETTY & WALLY THOMAS indicated opposition to the item and concurred with previous comments (did not wish to speak).

MAYOR JANNEY stated that the consultants accomplished the goals in the RFP; he commented that many residents would be in opposition to some recommendations and there is a need to look at recommendations that would be acceptable; he spoke of the money expended thus far; and he asked for input from the Design Review Board.

CHAIR NAKAWATASE commented that there had been some misinformation circulated around town.

BOARDMEMBER LOPEZ conveyed that tonight's plan is a living document and nothing has been finalized, that the process will take into account the community's desires; he suggested an outreach by mailing information to every resident with meeting dates for input.

MAYOR JANNEY stated that it was never intended to adopt the recommendations in one shot; he suggested that the proceedings be delayed and a meeting be set no earlier than September to look at the process, and ideas that might be palatable without taking on major endeavors; he spoke of the need to obtain quality retail; and he announced that attempts will be made for outreach to as many people as possible.

CITY MANAGER BROWN requested a copy of the sign-in sheet that was being circulated by citizens.

COUNCILMEMBER MCCOY clarified that there is a new law that does not allow for homes to be taken by eminent domain; she also clarified that Sweetwater Union High School District, not City Council, had planning jurisdiction for the adult school referred to by Mr. Johnson; she spoke of her desire for solar and green building; she clarified that public workshops on this topic have been held, and the City has been looking at ways to keep the community intact; she commented that changes to the C-1 zone would be conducive to encouraging more business.

COUNCILMEMBER KING said this is the first step and he asked everyone exercise patience during the process; praised the consultants for their work; he spoke of Smart Growth and how it may or may not be a good fit since IB is not in a major urban area; he spoke of the need for more input from the public.

MAYOR PRO TEM BRAGG thanked everyone for attending tonight's meeting; she spoke of tonight's high attendance in contrast to the low attendance at budget workshops; she talked about the need to consider the presentation and proposal, which contains some great recommendations.

In response to Chair Nakawatase, MAYOR JANNEY commented he would speak with the City Manager regarding the process and anticipated a review/discussion regarding the process in September.

**ADJOURNMENT**

MAYOR JANNEY adjourned the meeting at 7:40 p.m.

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James C. Janney  
Mayor

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Jacqueline M. Hald, CMC  
City Clerk

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Shirley Nakawatase  
Design Review Board Chair

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Tina Barclay  
Recording Secretary